

PLAN COMMISSION

June 16, 2011

Members present: Burchill, Yacoub, Radermacher and Rhoades

Others present: Tom Zeuli, Phil Hunt, Ty Buechler and Ed Farr, Brian Zeller and Denny Darnold

The meeting was called to order at 7:05 p.m.

A motion was made by Radermacher, seconded by Yacoub to approve the meeting minutes of May 26, 2011.

Motion carried.

Public hearing and consideration of an application for a conditional use permit by the city of Hudson parks department to construct up to five (5) stairways on city property / Lakefront Park on the south side of the extension of Walnut Street or more commonly referred to as the "Dike Road." Burchill called the public hearing to order and reviewed the public hearing notice. Darnold reviewed a memorandum dated June 14, 2011 from the Wisconsin Department of Natural Resources / Michael Wenholz (copy attached) sent via e-mail. No other public comment was received. A motion was made by Yacoub, seconded by Radermacher to close the public hearing at 7:09 p.m. **Motion carried.**

Rhoades asked about the timetable for the construction of the stairways. Tom Zeuli, Director of Public Works and Parks Department noted that it is the park board's intent to construct at least two (2) sets of stairways in 2011. The remaining stairways will be constructed upon the availability of funds.

Yacoub asked what may happen if the stairways are not workable. Zeuli noted the stairways have been requested by the people that have mooring sites. The stairways will be constructed to be removed, if necessary; but he noted that there is no reason to believe that the stairways will not work.

Radermacher added that stairways and associated costs will be paid for by mooring fees.

A motion was made by Radermacher, seconded by Yacoub to recommend approval of the conditional use permit as proposed by the city of Hudson parks department for stairways along the "Dike Road" with the condition that the city will meet the applicable requirements of NR118, Standards for the Lower St. Croix National Scenic Riverway as denoted in the June 14, 2011 memorandum from Mr. Michael Wenholz, Regional Shoreland Specialist and that any appropriate waterway permits are to be obtained prior to starting project work. **Motion carried.**

Request by The Riverbank for a zoning map amendment to 63.8 acre parcel at the southwest quadrant of STH 35 and Hanley Road from B-2, General Business District to I-1, Light Industrial District and to amend the City of Hudson comprehensive plan to change the 2030 Master Plan Map use designation from General Business to Industrial – The Riverbank / Barry Lundeen. Darnold reviewed the general location of the parcel at the southwest quadrant of STH 35 and Hanley Road and explained that the

Page 2, Plan Commission

June 16, 2011

rezoning request is from The Riverbank, the current owner of the property. In general, the zoning is industrial to the south and west of the site and residential to the north. It is the intention, if the zoning map amendment and comprehensive plan amendments are approved, that ULINE will purchase the property for the development of a warehouse distribution center. Darnold noted that for several years he had desired for the St. Croix Business Park Corporation to purchase the property for an expansion of the St. Croix Business Park. Thus, Darnold recommended rezoning of the property to I-1, Light Industrial and change of the comprehensive plan to an Industrial land use classification.

Yacoub inquired about the number of trucks that may access the site on a daily basis. Mr. Phil Hunt, ULINE noted that most inbound trucks will arrive prior to 7:00 a.m. and outbound trucks will leave the site between 10:00 a.m. and 7:00 p.m. with about 15 inbound and 75 outbound trucks per day.

Rhoades asked if this is a warehouse / distribution facility / office facility only. Hunt answered yes.

A motion was made by Radermacher, seconded by Rhoades to recommend approval of the rezoning of the application for rezoning of the 63.8 acre site at the southwest quadrant of STH 35 and Hanley Road from B-2, General Business District to I-1, Light Industrial District and to amend the city of Hudson comprehensive plan 2030 Master Plan Map land use designation from General Business to Industrial.

Motion carried.

Darnold noted the public hearing on this issue is scheduled for Tuesday, July 5, 6:45 p.m.

Amendment to Zoning Code 255-18, St. Croix River Scenic Riverway regulations – Community Development Director. Darnold commented that although the city may not agree with everything in the proposed regulations he respectfully requests the plan commission to recommend approval of the draft regulations and to send it to the Common Council, WisDNR and the city attorney for review and comment and to schedule a public hearing before consideration of adoption.

Yacoub expressed thanks for an opportunity to have more time to review the proposed regulations.

Radermacher thanked Darnold for his involvement in preparation of the draft regulations.

A motion was made by Yacoub, seconded by Burchill to recommend approval of the draft National Scenic Riverway regulations and to forward to the Common Council, WisDNR and city attorney for review and to set a public hearing date for public review. **Motion carried.**

Page 3, Plan Commission
June 16, 2011

Other business for discussion purposes only or placement on an upcoming agenda. Rhoades asked when the next plan commission meeting is scheduled. Darnold noted that it is his intent not to meet again, unless

necessary, until Thursday, July 7 with the second meeting in July to be scheduled for July 21, both meetings to begin at 7:00 p.m. Darnold stated that he would like to have Sean Lentz, Ehlers Assoc. (city financial advisor) to attend a future meeting to discuss tax increment financing.

A motion was made by Yacoub, seconded by Radermacher to adjourn. **Motion carried.** 7:25 p.m.

Respectfully submitted,
Dennis D. Darnold, Secretary